

Exhibit 120

WESTPOINT HARBOR

July 9, 2007

RECEIVED
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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

To: Brad McCray, BCDC

Cc: Andrea Gaut, BCDC
Kent Mitchell, Mitchell and Herzog

From: Mark Sanders
Westpoint Marina and Boatyard

Reference: BCDC Permit Number 2-02

Subject: **Best Management Practices**

Hello Brad;

I have enclosed a copy of the Westpoint Marina Management and Operations Manual for you as required in the referenced permit. Westpoint Marina has joined the California "Green Marina" program, and together with the Department of Boating and Waterways it has been very helpful in assembling the manual. It was also reviewed by Redwood City's Engineering Department.

The final documents for Public Access and Open Space are in Jonathan Smith's hands, and will be filed with San Mateo County as soon as I hear from him.

Sincerely,


Mark Sanders